

REVISED

DEVELOPMENT REVIEW COMMISSION JUNE 26, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. **CONSIDERATION OF MEETING MINUTES: E-SESSION AND REGULAR HEARING OF 5/22/07**
~~6/12/07~~ (6/12/07 MINUTES POSTPONED)

APPROVED

2. Request for **RUBY TUESDAY (PL070205)** (Fred Bueler III, Vestar, property owner; Judy Langford, Carter & Burgess, Inc., applicant) for a +/- 4,770 sq. ft. restaurant on +/- 1.97 acres, located at 27 South McClintock Drive in the RCC, Regional Commercial Center District, including the following:

DPR070111 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_RUBY_TUESDAY_062607.pdf](#)

APPROVED ON CONSENT 7-0

3. Request for **OLIVE BRANCH RESTAURANT (PL070203)** (Hanna Sayegh, business owner and property owner; Neil Sheiner, Sheiner and Associates, applicant) for an appeal of Development Plan Review staff approval for a building elevation modification for a restaurant on +/- .21 acres, located at 3231 South Mill Avenue in the CSS, Commercial Shopping and Service District, including the following:

DPR07098 – Development Plan Review of modified building elevations including new outdoor patio area, building trim color, lighting fixtures and neon illuminated building accent. Appeal of condition #8:

8. Building-mounted neon accent lighting not approved as part of this submittal: delete from plans for future Building Safety submittals.

STAFF REPORT: [DRCr_OliveBranchRestaurant_062607.pdf](#)

CONTINUED AT THE REQUEST OF APPLICANT UNTIL JULY 10, 2007

4. Request for **TACO BELL RESTAURANT (PL070112)** (Stephen Namani, CP6SP, LLC, property owner; Jeff Looker, Looker & Cappello Architects, applicant) for a Development Plan Review for a new 2,806 square foot restaurant on +/- .538 acres, located at 1674 E. Southern Avenue in the PCC-2, Planned Commercial Center General District, including the following:

DPR07112 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_TacoBell062607.pdf](#)

CONTINUED BY COMMISSION UNTIL JULY 10, 2007

5. Request for **PHASE 2 OF TEMPE GATEWAY (PL060616)** (Paul Lambert, America West Holdings Corporation, property owner; Theresa Schultz, Opus West Construction Corporation, applicant) for an eight (8) story office building and a five (5) level parking garage structure addition, including +/- 268,284 s.f. of building area and +/- 360,126 s.f. of garage structure addition, on +/- 3.54 acres (area of Phase 2) located at 222 South Mill Avenue in the CC, City Center District, including the following:

PAD07007 – Amended Planned Area Development Overlay to modify development standards for +/- 268,284 s.f. of building area and +/- 360,126 s.f. of garage addition on +/- 3.54 acres.

DPR07037 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Phase2TempeGateway_062607.pdf](#)

APPROVED 5-1

6. Request for **A LOFT W HOTEL (PL070121)** (Bob Agahi, Triyar Hospitality Tempe, L.L.C., property owner; Manjula Vaz, Gammage & Burnham, applicant) for a five (5) story, 136 room hotel comprised of +/- 68,243 s.f. and a three story office building comprised of 28,232 s.f. on +/- 4.44 acres located at 951 East Playa del Norte Drive in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District. The request includes the following:

PAD07017 – Amended Planned Area Development Overlay to modify development standards for +/- 68,243 s.f. of hotel building area and +/- 28,232 s.f. of office building area on +/- 4.44 acres.

DPR07086 – Development Plan Review for Phase One including site plan, building elevations and landscape plan for the +/- 68,243 s.f. hotel on +/- 2.68 acres

STAFF REPORT: [DRCr_Playa6_ALoфтHotel_062607.pdf](#)

APPROVED 6-0

7. Request for **5TH & MILL BUILDING (PL070001)** (Don & Mei Plato, property owners; Eric Vollmer, Architekton, applicant) for a 13,963 s.f. building addition totaling 21,759 s.f. in building area, located at 425 South Mill Avenue, in the CC, City Center District, within the Transportation Overlay District Station Area, including the following:

DPR07021 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_5th&MillBldg_062607.pdf](#)

APPROVED 6-0

8. ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.